

## **CHAPTER 2.0: STAMFORD TODAY**

This chapter provides an overview of Stamford's current demographic, socioeconomic and land-use characteristics, as well as community facilities and services. It provides both a "snapshot" of where Stamford is today in terms of its population, housing demand and household formation, education attainment, labor force, income distribution and existing land use and zoning, and an analysis of key trends across these areas. This discussion sets the stage for the remaining chapters of the Master Plan, which then set forth the overall vision, goals and specific recommendations.

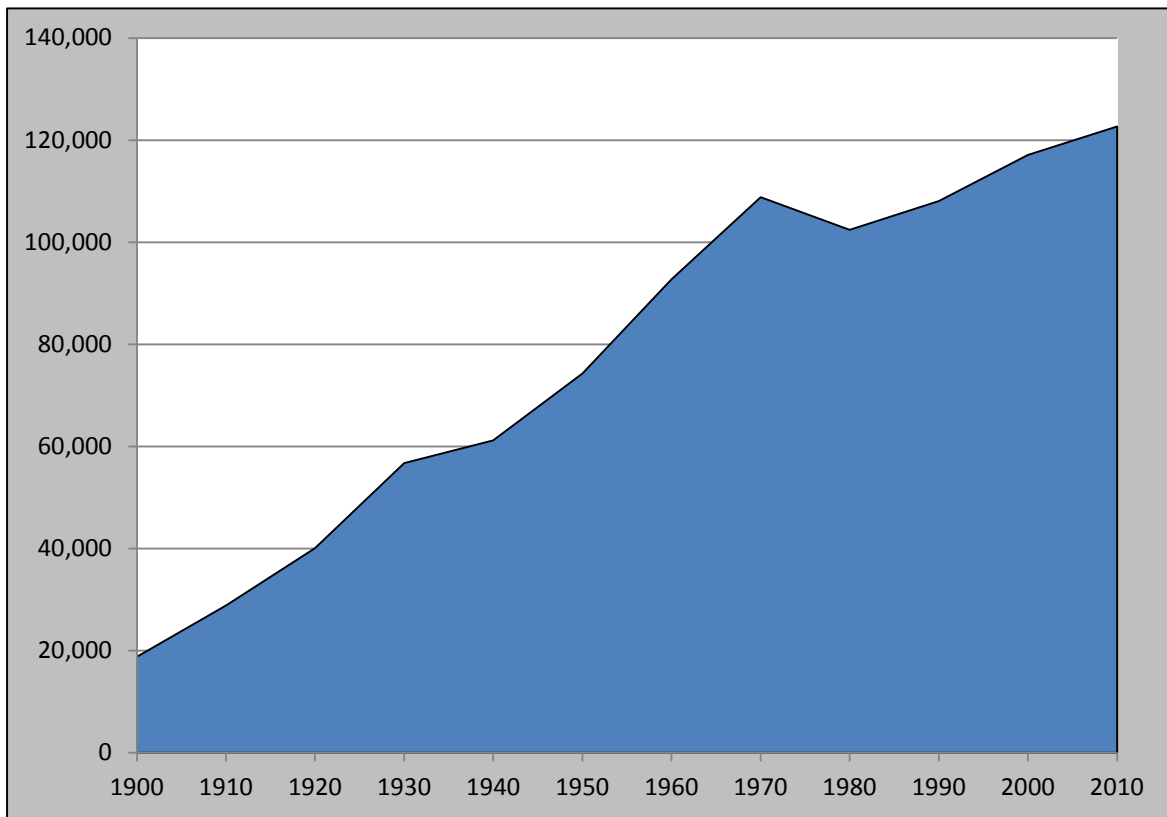
### **2.1 DEMOGRAPHICS AND SOCIOECONOMICS**

Stamford is now the third most populous city in Connecticut, following Bridgeport and New Haven. With 125,102 residents in 2012, it has more residents than Hartford, the State capital. Since the 1980s, Stamford has gained prominence in the region as a center for corporate and financial headquarters and has continued to attract new residents (see Chart 1). Between 1980 and 2010, Stamford's population steadily increased from 102,453 to 122,643 at an average annual growth rate of 0.6 percent. As shown in Table 2, the rate of Stamford's population gain has exceeded that of both Fairfield County and the State of Connecticut as a whole.

Over the course of the past decade, Stamford has become more racially/ethnically diverse and has attracted a younger population. Drawn to new high-rise residential development, proximity to transit and walkable neighborhoods (particularly the Downtown and South End), younger people who value the amenities of city living are being attracted to Stamford. At the same time, the City has seen a marked increase in households with children and significant gains in educational attainment among residents, due in part to an influx of educated workers, as well as an overall expansion of the resident labor force.

While the resident labor force has grown, the City has seen a widening racial/ethnic disparity in unemployment, with unemployment rates highest among Stamford's Hispanic and Black residents. Median adjusted annual household income in Stamford has decreased over the past decade, with 33 percent of residents earning less than \$50,000 per year in constant dollars, and an additional 30 percent earning between \$50,000 and \$100,000 per year.

**Chart 1: Stamford Population Trends, 1900 to 2010**



*Source: Connecticut Department of Economic and Community Development and U.S. Census*

**Table 2: Population 2000-2010, State of Connecticut, Fairfield County and Stamford**

Area	2000	2010	Change 2000-2010	
			Number	Annual Average
State of Connecticut	3,405,565	3,574,097	168,532	0.49%
Fairfield County	882,567	916,829	34,262	0.39%
City of Stamford	117,083	122,643	5,560	0.47%

*Source: U.S. Bureau of the Census*

## A. Population Growth Projections

The Connecticut State Data Center at the University of Connecticut prepares population projections on a town and county basis to assist State agencies and local governments in planning for the future.<sup>1</sup> These projections are based upon historic trends, migration rates and locally derived fertility rates.<sup>2</sup> According to projections released in 2012 (Table 3), Stamford can continue to expect a rate of growth that exceeds that of the State and Fairfield County – as well as the State’s other large cities with the exception of New Haven – through 2025. By 2025, the City is expected to have added more than 11,000 new residents since 2010, for a projected total population of more than 133,800.

**Table 3: Population Projections for Large Connecticut Cities, 2010-2015**

Area	2010	2015	2020	2025	Change 2010-2025	
					Number	Annual Average
<b>State of Connecticut</b>	3,574,097	3,644,545	3,702,469	3,746,181	172,084	0.31%
<b>Fairfield County</b>	916,829	932,377	944,692	954,479	37,650	0.27%
<b>City of Stamford</b>	122,643	126,810	130,830	133,821	11,178	0.58%
City of Bridgeport	144,229	147,710	150,764	152,857	8,628	0.39%
City of New Haven	129,779	135,175	140,446	144,711	14,932	0.73%
City of Hartford	124,775	125,999	126,656	126,185	1,410	0.07%

*Source: Connecticut State Data Center, 2012*

This increase in residents will have a direct impact on Stamford’s housing market, generating demand for new housing units. Trends indicate that many of the City’s new residents will be young people attracted to urban living in the Downtown and South End. This suggests increased demand for studio and one-bedroom apartments, which is consistent with the character of new residential development that has occurred in these neighborhoods over the past five years. This type of development will have a positive fiscal impact upon the City, contributing to the tax base and attracting higher-income earners who can support Downtown retail, restaurant and entertainment uses. At the same time, such units are expected to generate few school children. A recent analysis of multifamily residential development in White Plains, Stamford and Norwalk utilizing data collected by the Mill Creek Residential Trust indicates that such development generates an average of 0.028 school children per unit, or less than three school children for every 100 units.

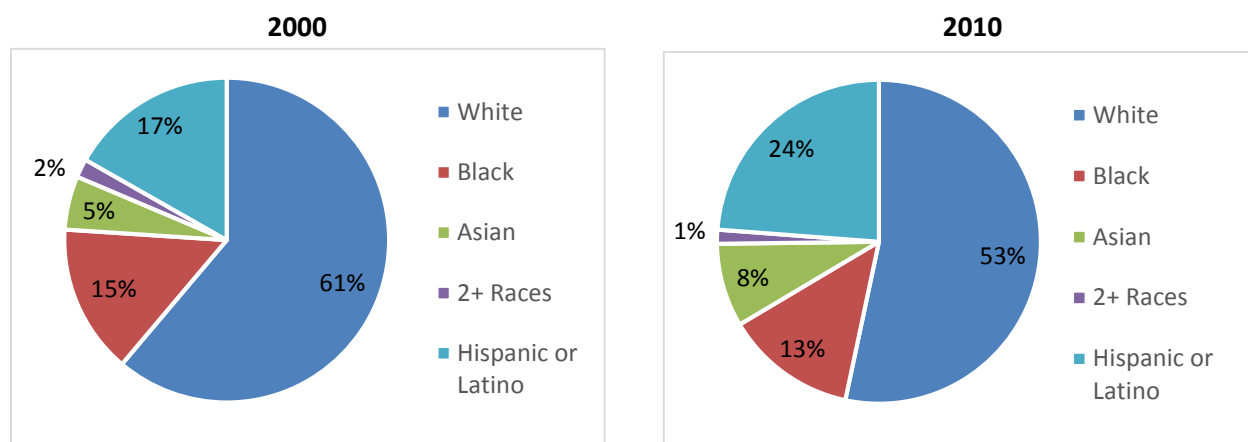
<sup>1</sup> Projections provided by the UCONN Data Center are based on historical migration trends through the 2010 U.S. Census.

<sup>2</sup> A detailed analysis of Stamford’s population growth by age and gender is included in the City’s Demographic Profile, see Appendix A.

## B. Race and Ethnicity

Stamford's population is becoming increasingly diverse. Between 2000 and 2010, as the City's total population grew by more than 5,000 residents, its White and Black populations declined while its Hispanic and Asian populations grew. As shown on Chart 2, during this period, Stamford's White population declined from 61 percent to 53 percent of the total population; its Black population declined from 15 percent to 13 percent; its Hispanic population increased from 17 percent to 24 percent and its Asian population increased from 5 percent to 8 percent.

**Chart 2: Race/Ethnicity, 2000 and 2010**



Source: U.S. Census, 2000 and 2010 Summary File 1

## C. Age Structure

Largely because of migration trends, the age structure of Stamford has evolved in a different manner from that of Fairfield County and the State of Connecticut as a whole. At the start of the last decade, the City had relatively fewer children, more adults between the ages of 18 and 44, and fewer residents between 45 and 65 years of age than both the County and the State.

From 2000 to 2010, the population 65 years and older has been declining slightly, a trend that likely reflects patterns of outmigration and mortality. During the same period, the number of children under the age of 18 has been steadily growing. On the contrary, trend reversals have occurred among the prime labor force, with residents between age 30 and 45 contracting.

Stamford showed stronger growth among residents of the young labor force age (18 to 29), many of them enrolled at the University of Connecticut, University of Bridgeport or Sacred Heart University. Stamford also added older labor force-age residents (45 to 64), attracted by the City's employment opportunities, new housing construction and regional location. Altogether, these trends make the City decidedly more youthful than the County and the State as a whole.

**Table 4: Population by Age, 2000 and 2010**

	Total Population by Age Cohort					
	City of Stamford		Fairfield County		State of Connecticut	
	2000	2010	2000	2010	2000	2010
Total	117,083	122,643	882,567	925,899	3,405,565	3,574,097
Under 18	25,896	26,461	226,214	225,938	841,688	817,015
18 to 29	18,473	20,164	112,761	126,948	473,052	540,804
30 to 44	31,185	29,223	221,118	183,412	831,222	690,670
45 to 64	25,354	30,702	205,311	262,375	789,420	1,019,049
65 and Older	16,175	16,093	117,163	127,226	470,183	506,559
	Percent of Population by Age Cohort					
	City of Stamford		Fairfield County		State of Connecticut	
	2000	2010	2000	2010	2000	2010
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Under 18	22.1%	21.6%	25.6%	24.4%	24.7%	22.9%
18 to 29	15.8%	16.4%	12.8%	13.7%	13.9%	15.1%
30 to 44	26.6%	23.8%	25.1%	19.8%	24.4%	19.3%
45 to 64	21.7%	25.0%	23.3%	28.3%	23.2%	28.5%
65 and Older	13.8%	13.1%	13.3%	13.7%	13.8%	14.2%

Source: U.S. Census, 2000 and 2010 Summary File 1

#### **D. Household Formation**

Anticipated growth in Stamford's population over the next decade will have a significant impact on household formation and the demand for housing. As the number of households residing in the City increased from 45,399 to 47,357 between 2000 and 2010, average household size rose from 2.54 to 2.56 persons. As shown in Table 5, the growth in number of households was greatest among non-family households, which expanded by 890 households, or 5.4 percent. Married-couple family households grew by 172 households, or 0.8 percent. At the same time, the number of single female householders and single male households increased by 371 households (21.8%) and 525 households (10%), respectively. The trends reflect Stamford's increasingly youthful population, with significantly greater numbers of singles, unmarried couples and unrelated adults (roommates) choosing to relocate to the City. The growth of these demographics can be expected to have wide-ranging effects, such as greater demand for smaller housing units, changes in the mix of downtown uses and differing recreational needs.

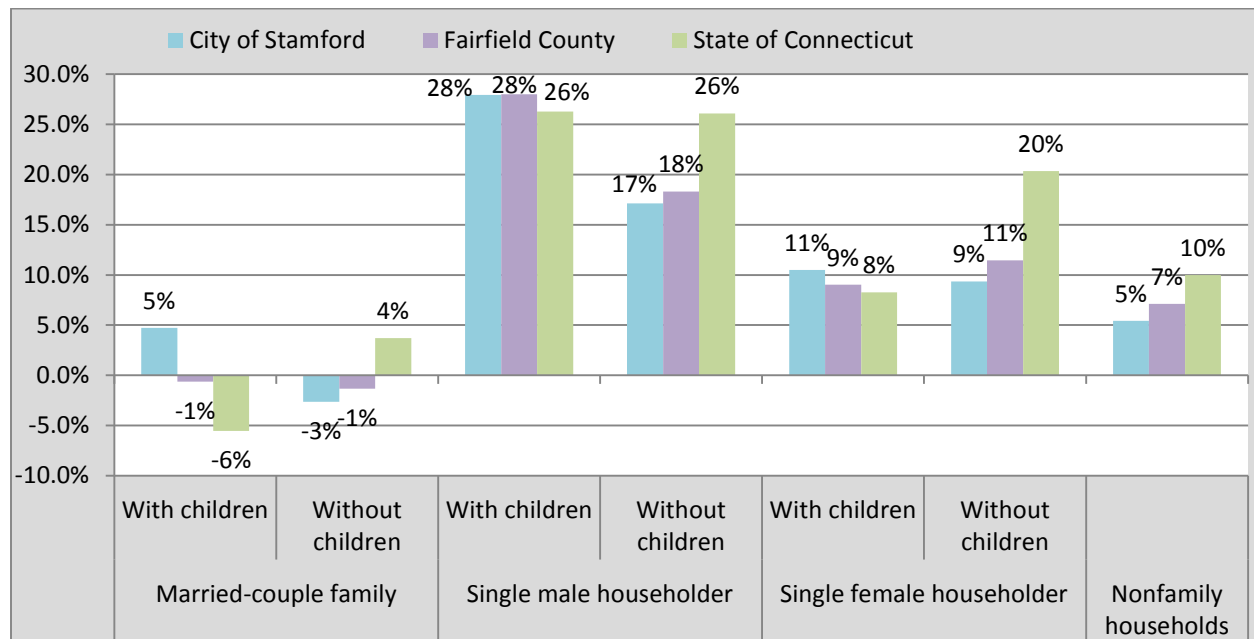
**Table 5: Stamford Household Formation, 2000 to 2010**

Total Households by Type						
	Count		Percent Share		Change, 2000-2010	
	2000	2010	2000	2010	Absolute	Percent
Total	45,399	47,357	100.0%	100.0%	1,958	4.3%
Married-couple family	22,006	22,178	48.5%	46.8%	172	0.8%
Single male householder	1,705	2,076	3.8%	4.4%	371	21.8%
Single female householder	5,240	5,765	11.5%	12.2%	525	10.0%
Nonfamily households	16,448	17,338	36.2%	36.6%	890	5.4%

Source: U.S. Census, 2000 and 2010 Summary File 1

As shown in Chart 3, between 2000 and 2010, Stamford has seen an increase both in households with children and those without. The City outpaced the county and the State in growth among single-parent households with children, increasing by 13.8 percent (527 households), versus 12.5 percent growth of such households countywide and 11.7 percent growth statewide. In Stamford, married-couple families with children grew by 484 households (4.7%) over the 10-year period; this is in contrast to contractions in married-couple families with children in the county (-0.6%) and the state (-5.5%). The City's growth in households with children has clear implications for the provision of a range of services, most notably the public school system.

**Chart 3: Change in Households by Type and Presence of Children, 2000 to 2010**



Source: U.S. Census, 2000 and 2010 Summary File 3

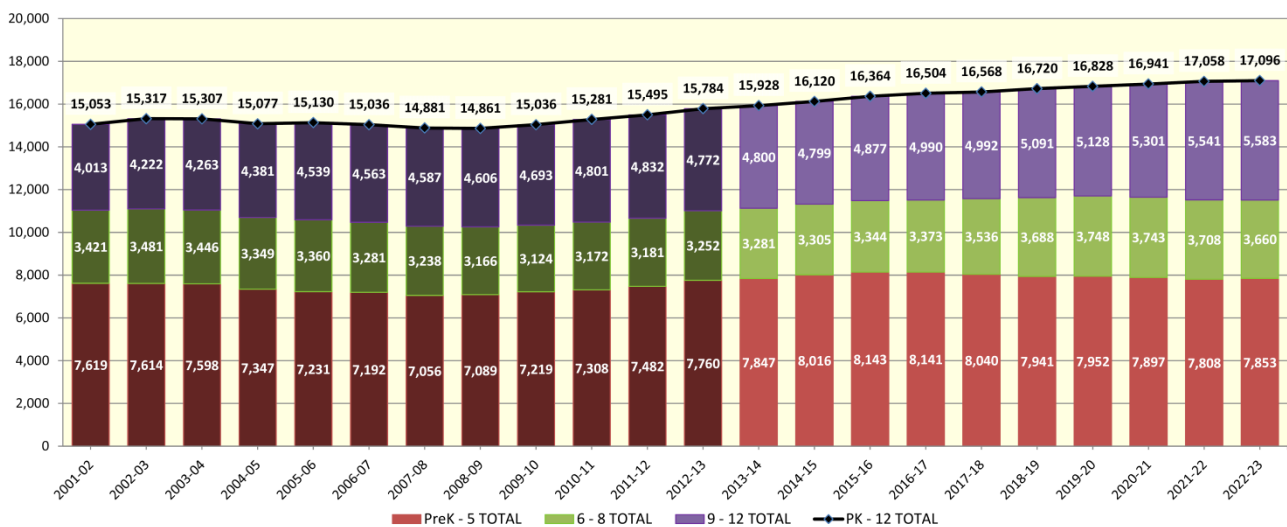
## E. Public School Enrollment and Educational Attainment

### *Public School Enrollment*

Since 2001, public school enrollment has been on the rise in Stamford at the elementary and high school levels, while middle school enrollment has marginally declined (Chart 4). State Department of Education records show that a reverse trend has occurred among Stamford residents enrolled at private schools. From school year 2006-07 to 2012-13, private school enrollment of City residents fell from 5,314 to 5,000 students, a drop of 5.9 percent, including declines of 350 students at the PreK-4 grade levels and 18 students at the high school level. Private middle school enrollment increased by 54 students.

According to a 2013 enrollment and capacity study completed by consultants, Milone and MacBroom, increased births and in-migration in Stamford will be responsible for enrollment growth of 8.3 percent from school year 2012-13 to 2022-23, with the largest gains expected at the high school level, followed by middle and elementary students. The report forecasts that the City's school system will become increasingly diverse due a majority of births from minority residents. Further the study projected that neighborhoods most likely to experience school-age population growth will be those with recent and planned large-scale residential developments, such as the West Side and Glenbrook. As young families generally prefer two or more bedroom rental and townhome/condo units and single-family homes over luxury apartments, the unit price, tenure and bedroom mix of new housing development and the resettlement of existing single-family homes with young families will ultimately determine the pace of school-age growth throughout the City.

**Chart 4: Stamford Historic and Projected Enrollment, PreK-12, SY 2001-02 to 2022-23**



Projections use three-year average persistency ratios and five-year moving average birth projections.

According to the U.S. Census, over the period from 2000 to 2010, post-secondary enrollment among Stamford residents has climbed from 5,660 to 7,681 students, a gain of 2,021, or 35.7 percent (see Table 6). This has been due, in part, to the impact of the Great Recession on higher-education enrollment, as younger people without jobs returned to education in greater numbers. Since 2010, the trend has tapered off somewhat as more jobs are becoming available, but higher-education enrollment remains high. As UCONN's master plan has called for new residence halls to be located Downtown, the City's college enrollment is expected to expand from today's levels by up to 400 students in future years. Given the demands of a knowledge-based economy and Stamford's focus on information-oriented activities, a greater concentration of students in graduate-level and professional programs is also expected. Since the late 1990s, the higher-education industry has become a key driver in urban economies, attracting new population, accounting for significant employment growth and generating major investment. As a driver, higher education – and medical education – can be counted on to serve Stamford residents and stimulate the City's economy.

**Table 6: Post-Secondary Enrollment Status of Stamford Population, 2000, 2005 and 2010**

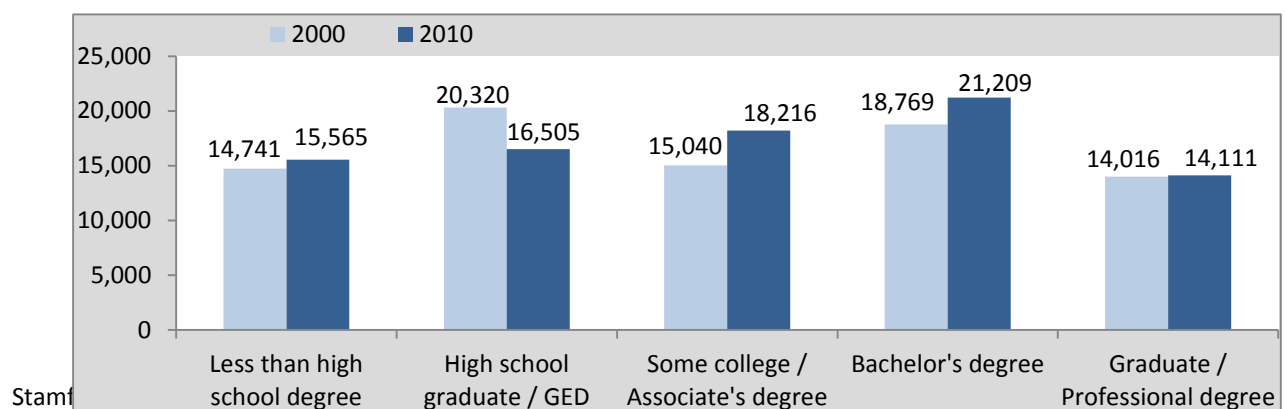
School Type	2000	2005	2010	Change	
				Absolute	%
<b>Total</b>	5,660	7,948	7,681	2,021	35.7%
<b>College, Undergraduate</b>	4,156	6,429	5,260	1,104	26.6%
<b>Graduate or Professional</b>	1,504	1,519	2,421	917	61.0%

*Source: U.S. Census, Enrollment Status, 2000 Summary File 3 and ACS 2005 and 2010 1-Year Estimate*

### *Educational Attainment*

Between 2000 and 2010, there have been significant gains in educational attainment among Stamford residents. As shown in Chart 5, residents with less than a high school degree increased by 5.6 percent (824 people). The number of residents with a high school diploma or GED fell by 18.8 percent or 3,815 people; those with some college or an Associate's degree grew by 21.1 percent (3,176 people). Although the City added just 95 residents with a Graduate or Professional degree, the number of residents with a Bachelor's degree increased by 13 percent (2,440 people). While these statistics point to a more educated resident workforce, they also reflect the recent influx of educated newcomers, attracted by new luxury housing in Stamford.

**Chart 5: Stamford Educational Trends Attainment, 2000 to 2010**





Source: U.S. Census, 2000 Summary File 3 & 2010 ACS 1-Year Estimate

## F. Labor Force Participation

During the past decade, the resident civilian labor force in Stamford has increased from 63,681 to 71,305 participants, or by 12 percent. This expansion was faster than that in seen in overall in Fairfield County and Connecticut. By 2010, fully 72.1 percent of all Stamford adults aged 16 years and over were participating in the labor force. As shown in Table 7, the largest share (90.5%) of the population working or seeking employment was aged 45 to 54 years. Labor force participation rates fell for the youth and elderly job-seeking population (ages 16-19 and 65-74).

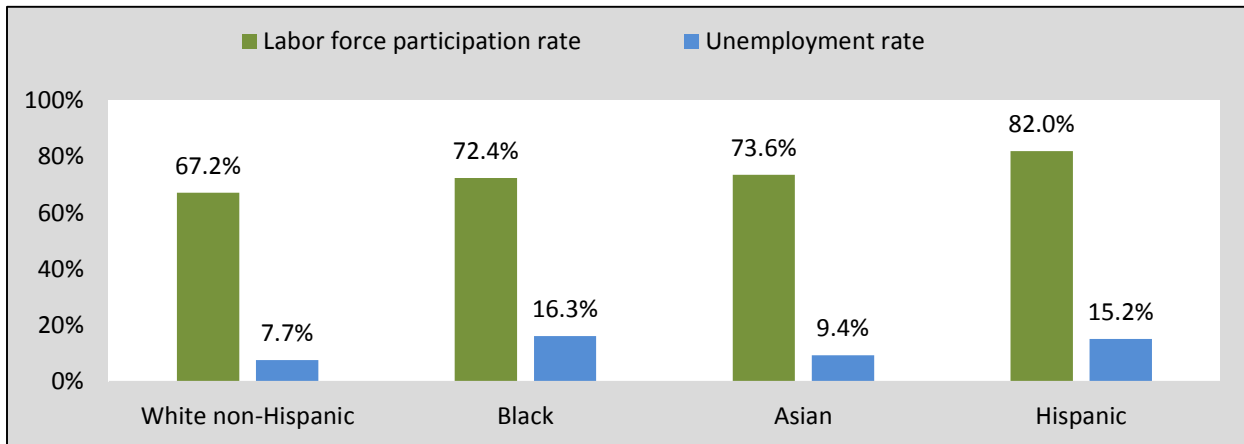
**Table 7: Labor Force Participation and Unemployment Rates in Stamford, 2000 to 2012**

Labor Force Participation						
	Count		Participation Rate		Change, 2000-2010	
	2000	2010	2000	2012	Absolute	Percent
Total in labor force	63,681	71,305	67.9%	72.1%	7,624	12.0%
16 to 19 years	1,933	1,595	45.3%	30.3%	-338	-17.5%
20 to 24 years	5,185	6,575	78.9%	82.4%	1,390	26.8%
25 to 44 years	34,128	35,113	82.4%	86.7%	985	2.9%
45 to 54 years	12,400	16,168	82.5%	90.5%	3,768	30.4%
55 to 64 years	6,948	8,768	68.2%	72.3%	1,820	26.2%
65 to 74 years	2,565	2,362	30.3%	32.7%	-203	-7.9%
75 years and over	522	724	6.7%	9.2%	202	38.7%
Unemployment						
	Count		Unemployment Rate		Change, 2000-2010	
	2000	2010	2000	2010	Absolute	Percent
Total unemployed	2,734	9,166	4.3%	12.9%	6,432	235.3%
16 to 19 years	457	558	23.6%	35.0%	-397	22.1%
20 to 24 years	294	1,021	5.7%	15.5%	470	247.3%
25 to 44 years	1,114	3,615	3.3%	10.3%	3,073	224.5%
45 to 54 years	394	2,908	3.2%	18.0%	575	638.1%
55 to 64 years	309	628	4.4%	7.2%	791	103.2%
65 to 74 years	63	394	2.5%	16.7%	105	525.4%
75 years and over	103	42	19.7%	5.8%	-71	-59.2%

Source: U.S. Census, 2000 Summary File 3 & 2010 ACS 1-Year Estimate

Labor force participation and unemployment rates by race/ethnicity are shown in Chart 6. Labor force participation rates are highest among Hispanic residents (82%). Labor force participation among Black and Asian residents is 72.4 and 73.6, respectively, and is slightly lower among White residents at 67.2 percent. At the same time, unemployment rates are highest among the City's Hispanic and Black populations (15.2% and 16.3% respectively) and lowest among its White and Asian populations (7.7% and 9.4%, respectively).

**Chart 6: Stamford's Labor Force Participation and Unemployment Rates by Race/Ethnicity, 2010**

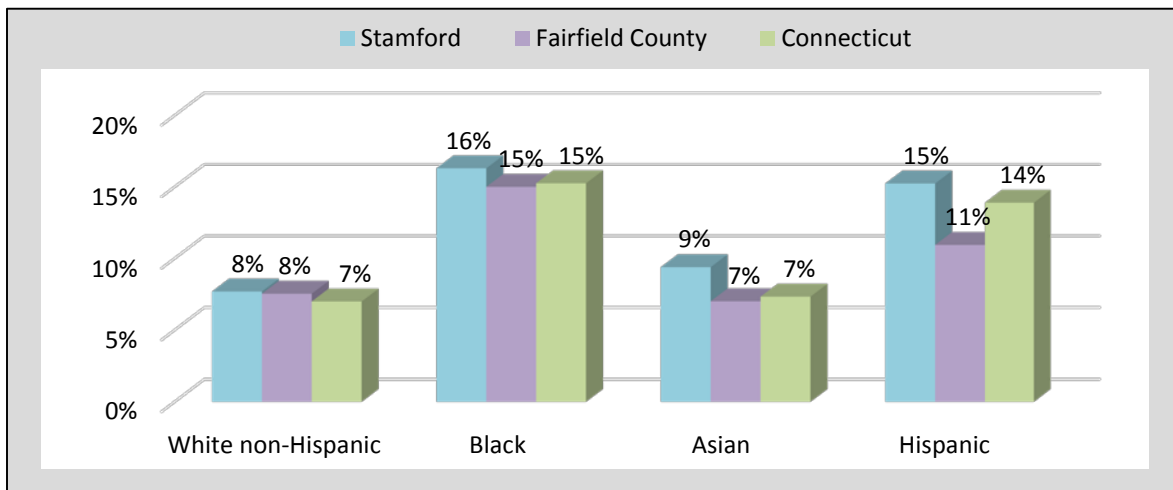


Source: U.S. Census, 2008-2010 ACS 3-Year Estimate

Currently, the City's minority populations comprise roughly half of Stamford's resident labor force; however a disproportionate share are unemployed. According to 2008-2010 Census estimates, of 8,027 jobless individuals in Stamford, 5,371 were minorities.

While Stamford's unemployment rate rose during the recent recession, it has since declined to 5.6% (May 2014, Connecticut Department of Labor). Joblessness was highest among young adult participants in the labor force and most greatly affected minority residents. As shown in Chart 7, the unemployment rate is highest among Hispanic and Black residents at 15 percent and 16 percent respectively.

**Chart 7: Unemployment Rates by Race/Ethnicity, 2008-2010**

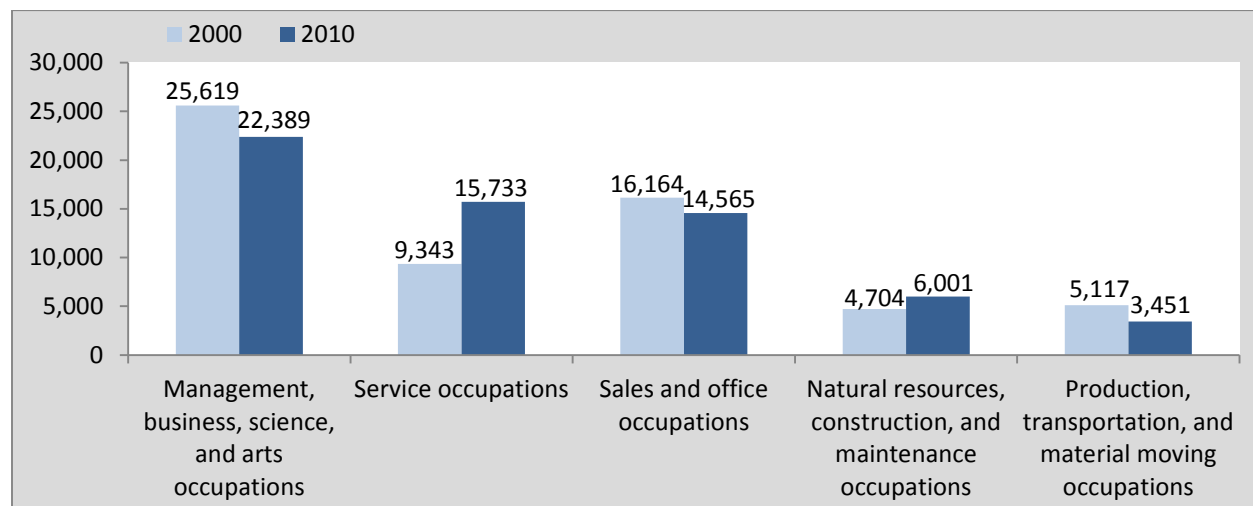


Source: U.S. Census, 2008-2010 ACS 3-Year Estimate

## G. Occupations of the Resident Labor Force

Over the past decade, Stamford's working labor force has been largely employed in service, sales, management, business, science and art occupations and, to a lesser extent, in natural resources, construction and maintenance occupations (see Chart 8). Employment in management, business, science, sales, office, production, transportation and material moving occupations has declined. Collectively, the resident labor force expanded by 1,192 persons between 2000 and 2010, with the largest gains in professional services, construction and maintenance occupations.

**Chart 8: Stamford's Employed Labor Force by Occupational Group, 2000 and 2010**



Source: U.S. Census, 2000 Summary File 3 & 2010 ACS 1-Year Estimate

## H. Income Distribution

As shown in Table 8, in 2010, 68.7 percent of all households in Stamford had an annual income under \$100,000. A total of 21 percent of City residents earned between \$100,000 and \$200,000 per year; 10.3 percent of households earned more than \$200,000 per year. It should be noted that the Census Bureau measurement of income does not reflect asset earnings, which could substantially elevate the earnings of upper-income earners. Over the past decade, as measured in nominal dollars, the share of households with incomes in the top two quintiles – \$150,000 and over – increased from 14.2 percent to 18.3 percent, a gain of 1,523 households (see Table 8). In the bottom two quintiles (annual incomes under \$100,000) the number of households in Stamford declined by 2,880 households, or 8.8 percent. Over the entire 1999-2010 period, the middle-income bracket of \$100,000 to \$149,999 remained the most unchanged in absolute and relative terms, representing 5,656 households, or 13 percent of Stamford households.

**Table 8: Distribution of Annual Household Income in Stamford, 1999-2010**

Distribution of Annual Household Income						
	Count		Percent Share		Change, 2000-2010	
	2000	2010	2000	2010	Absolute	Percent
Total households*	45,454	43,537	100.0%	100.0%	-1,917	-4.2%
Less than \$50,000	19,073	16,629	42.0%	38.2%	-2,444	-12.8%
\$50,000 to \$99,999	13,727	13,291	30.2%	30.5%	-436	-3.2%
\$100,000 to \$149,999	6,216	5,656	13.7%	13.0%	-560	-9.0%
\$150,000 to \$199,999	2,565	3,487	5.6%	8.0%	922	35.9%
\$200,000 or more	3,873	4,474	8.5%	10.3%	601	15.5%

Source: U.S. Census, 2000 Summary File 3 & 2010 ACS 1-YR Estimate

\*The number of households for Table 8 differs from the number of households for Table 5 because the tables are generated from different Census files. Table 5 is based on Census Summary File 1, which represents a 100% count. Table 8 is based on the 2000 Summary File 3 and the 2010 American Community Survey 1-year estimate, which represent sample counts.

As shown in Table 9, median household income in Stamford (the midpoint of the household income distribution) declined over the course of the past decade from \$79,259 in 2000 to \$66,617 in 2010. This is consistent with declining relative income that has occurred nationwide.

**Table 9: Annual Household Income Trends in Stamford, 1999-2010**

Median Household Income (in 2010\$)*					
Area	2000	2005	2010	Change 2000-2010	
				Number	Percent
City of Stamford	\$79,259	\$74,403	\$66,617	-\$12,642	-16%

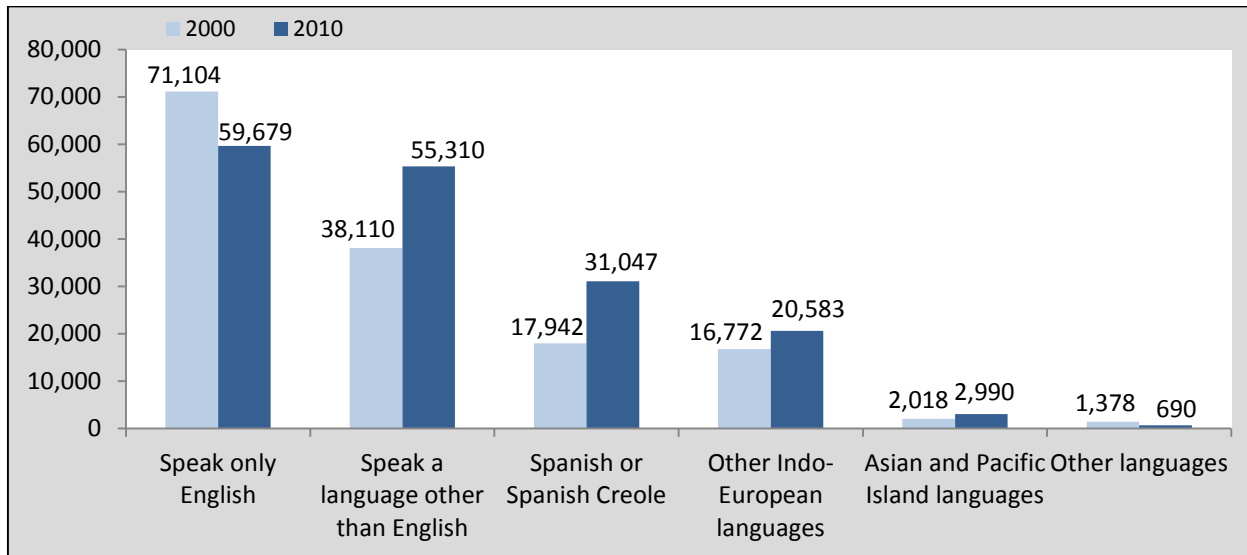
\* Note: Median Household Income in 2010 Dollars.

Source: U.S. Census, 2000 Summary File 3 & 2005, 2010 ACS 1-YR Estimates

## I. Special Considerations: English Language Proficiency and Physical Disability

Residents' ability to participate in the workforce is affected by numerous factors, including ability to speak the English language and physical ability. As shown on Chart 9, 55,310 Stamford residents speak a language other than English; this is an increase of 17,200 residents since 2000. These individuals represent nearly 35 percent of the city's current population. Among these residents, 51.6 percent, or 28,538 people, do not speak English well (i.e., have limited English proficiency (LEP)). This represents a significant barrier to employment for nearly one-sixth of the city's population. According to the U.S. Census American Community Survey for the five-year period from 2008-2010, among those Stamford residents who do not speak English very well, the top languages spoken at home include Spanish or Spanish Creole (62.4%); French or French Creole (10.9%); Polish (5.4%); Russian (3.8%); other Asian languages (2.3%); Chinese (2%); other Slavic languages (1.9%); Italian (1.8%); and other Indo-European languages (1.5%).

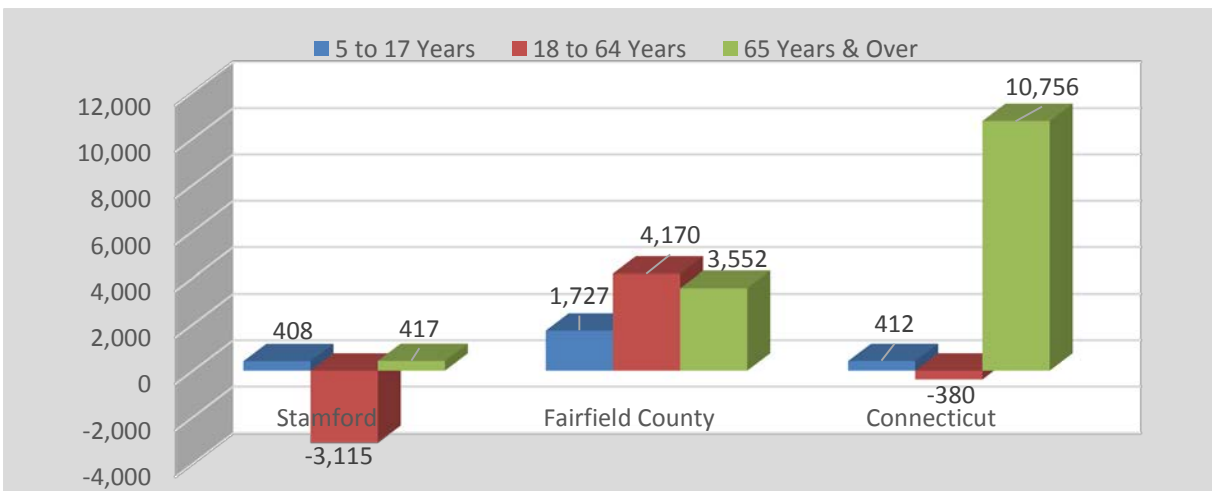
**Chart 9: Language Spoken at Home for Stamford Residents 5 Years and Older, 2000-2010**



Source: U.S. Census, 2000 Summary File 3 & 2010 ACS 1-Year Estimate

Disability affects 10,378 Stamford residents (8.5%) age 5 and older. As defined by the Census, disability includes a sensory, mental or physical disability or a self-care or independent-living difficulty. Between 2008 and 2010, the number of disabled working-age residents declined by 3,115 persons, or 40 percent, while the elderly disabled population increased by 417 persons, or 29.4 percent (see Chart 10). Although these trends show that the total number of disabled residents in Stamford has declined in recent years, disability will continue to pose barriers to daily life and workforce participation among a sizeable share of Stamford's population, particularly the elderly. Appropriate investments in transportation services and infrastructure systems, in addition to appropriate employer assistance and investment, will continue to be needed.

**Chart 10: Disabled Residents, 2008-2010**



Source: U.S. Census, 2008 and 2010 ACS 1-Year Estimates

## **J. Neighborhood Demographic Changes**

With the exception of the West Side, where large residential and institutional redevelopment projects have led to relocation of public housing residents,<sup>3</sup> all of the City's neighborhoods experienced some population growth over the last decade. Both total and child population growth was driven by the addition of new housing units, primarily in Downtown (1,380 units), Waterside (490 units), Westover (244 units) and Springdale (210 units). In neighborhoods such as Cove, East Side, Turn-of-River and Westover, school-child population growth was coupled with increases in the number of rental units, while in the Downtown, the expansion in both the school-child population and number of owner-occupied housing units was noteworthy.

Additionally, gains in median household income were most significant in communities that experienced the largest gains in populations 65 years and older, particularly in North Stamford (385 residents), Newfield (89) and Waterside (161 residents). All of these trends are notable for symbolizing the unique relationships among household income, tenure and age of residents.

The intensity of gentrification was most evident in neighborhoods that experienced rapidly rising home values and race-ethnicity transformations such as the West Side, where median home values increased from \$230,000 to \$450,000, while the population of Black residents fell from 5,190 to 4,090, and the Hispanic population added 1,517 residents. Similar trends also occurred in parts of Shippan, Cove and East Side, though the displacement involved the out-migration of White non-Hispanics and in-migration of Hispanics and other minorities.

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<sup>3</sup> Kim, Elizabeth. "West Side redevelopment celebrated," 4 Oct. 2012, Stamford Advocate. Available at: <http://www.stamfordadvocate.com/news/article/West-Side-redevelopment-celebrated-3920599.php>.

## 2.2 LAND USE AND ZONING

A community's land use composition defines its physical form and function. Understanding how land use is devoted to residential, commercial, industrial, open space and other uses – and the location of vacant and underutilized land – provides the foundation upon which all other Master Plan elements are based, including transportation and infrastructure, economic development, community facilities and open space. The Land Use section of the Master Plan describes Stamford's existing land use patterns and the underlying zoning controls that regulate land use. It highlights significant land use trends that have occurred over the past decade and establishes goals and policies to manage the City's growth and development over the next 10 years.

### A. Land Use

#### Existing Land Use

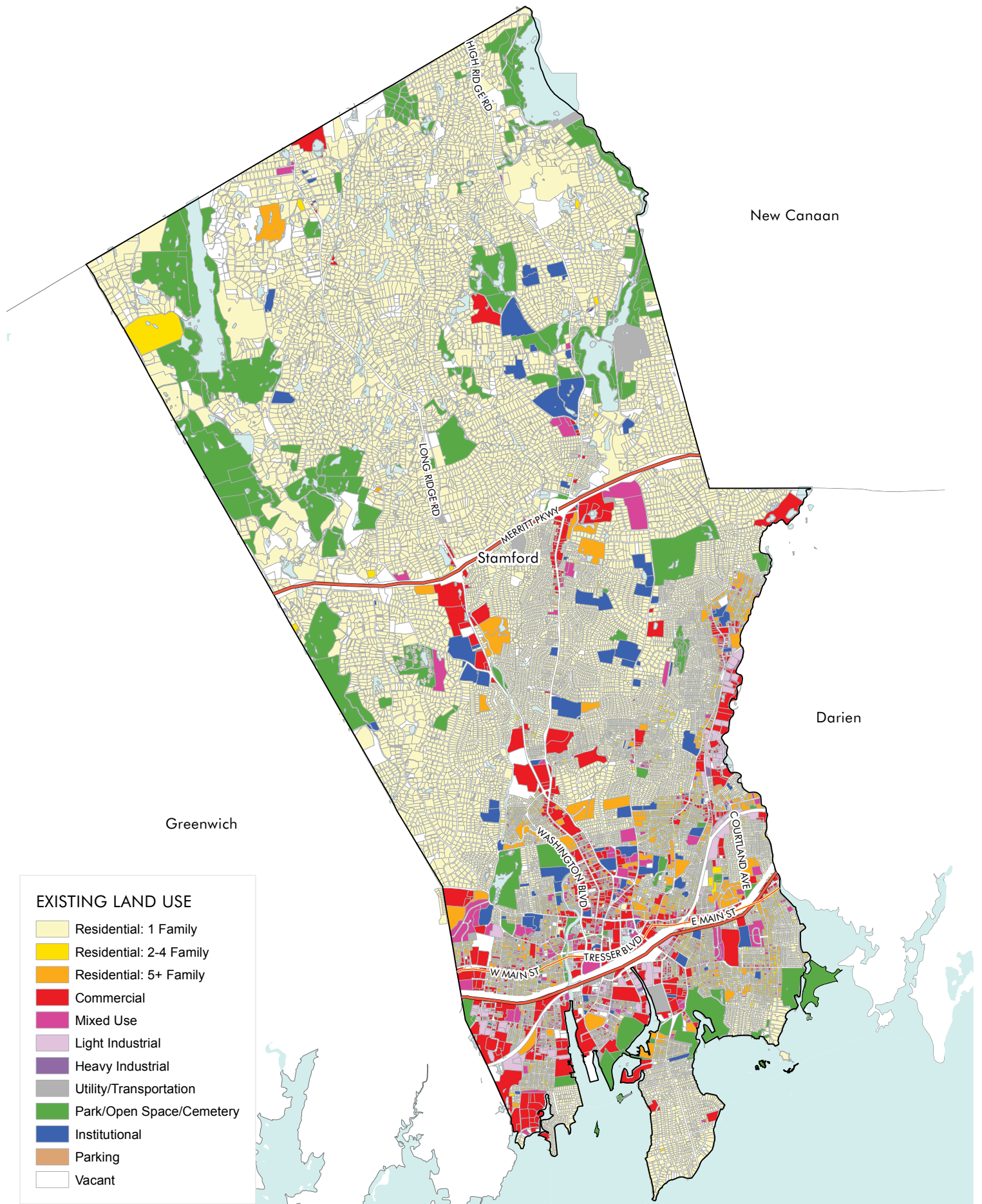
Stamford's generalized existing land uses are shown in Figure 5. Low-, medium- and higher-density residential uses are light yellow, dark yellow and orange, respectively. Commercial and office uses are shown in red; mixed-use parcels – those containing both commercial and residential uses – are shown in pink. Industrial uses – heavy and light – are shown in dark and light purple, respectively, and institutional uses are shown in blue. Parks and open space are indicated in green, parking as beige and transportation and utilities in gray. The general percentage breakdown is summarized in Table 10. This table was compiled from City of Stamford sources, as well as data from the South Western Regional Planning Agency (SWRPA) and does not represent an exact, parcel-by-parcel computation of land use. To achieve such a level of detail and accuracy would likely require neighborhood-level land-use surveys.

**Table 10: Inventory of Generalized Land Uses - City of Stamford**

Land Use	Percent
Low-Density Residential: One-Family	59%
Medium-Density Residential: 2-4 Family	3%
High-Density Residential: 5+ Family	3%
Commercial	8%
Mixed-Use	3%
Institutional	3%
Light Industrial	1%
Heavy Industrial	<1%
Parking	<1%
Transportation/Utility	<1%
Parks & Open Space	9%*
Vacant	8%
<b>TOTAL</b>	<b>100%</b>

*Sources: City of Stamford, SWRPA*

*\*2007 SWRPA Open Space Study*





Residential development is the predominant land use in Stamford. Low-density housing – comprised of single-family homes – is largely found in the neighborhoods of North Stamford, Newfield, Turn-of-River and Westover, as well as portions of Shippan, Cove and East Side. Medium- and higher-density housing is generally found in Springdale, Belltown, Glenbrook and the West Side, with several multifamily developments also located farther north along High Ridge and Long Ridge Roads. The most significant concentrations of higher-density residential development are found in the South End, where several new multifamily residential buildings have been constructed over the past decade.

Commercial and mixed uses are largely concentrated in the City’s southern portion, including Downtown, the South End and West Side. There are also pockets of commercial uses in the northern portion of the City where neighborhood shopping centers and several office parks are located. Industrial uses – including light and heavy industry – are largely found in the West Side, Waterside and South End, as well as along Hope Street and the rail lines through Glenbrook and Springdale.

Over the past 10 years, Stamford has significantly increased and enhanced its open spaces, most notably with Mill River Park, a reclaimed and enhanced open space in the heart of the City, and with the new Commons Park in the South End.

## **Major Land Use Trends**

### *Low-Density Residential Neighborhoods: North Stamford, Newfield, Turn-of-River, Westover, Shippan, Cove and East Side*

Well over half of Stamford’s total land area is comprised of residential neighborhoods, which generally include North Stamford, Newfield, Turn-of-River, Westover, Shippan and portions of Cove and East Side. These distinct low-density areas represent Stamford’s rich history of stable residential communities. Commercial uses in the residential neighborhoods are generally limited to small-scale neighborhood shopping centers serving the local population. Property values in these areas are among the City’s highest, and the land area is mainly built out.

Both the 1977 and 2002 Master Plans recommended preservation and enhancement of Stamford’s low-density residential neighborhoods, and this Master Plan reiterates this goal. Preserving the existing land use character of these areas will be accomplished with a two-pronged growth management strategy:

- Maintain existing single-family zoning and discourage expansion of additional commercial activity in low-density residential areas, and
- Concentrate future commercial, office and mixed-use development in identified growth areas, particularly in areas with strong transit access and existing infrastructure systems that can accommodate higher-density development.

### *Downtown*

Downtown Stamford is the City's central business district, home to major corporations and financial institutions, government facilities, retail establishments, restaurants, entertainment venues and two university campuses. This commercial activity is generally concentrated in the area bounded by Washington Boulevard to the west, Hoyt Street to the north, Grove Street to the east and I-95 to the south. Commercial corridors radiate out from the Downtown north along Summer and Broad Streets to connect with the Bulls Head shopping district and east along East Main Street (U.S. Route 1) to the Cove and East Side neighborhoods. Downtown Stamford is supported to the south by the Stamford Transportation Center, a major transit hub serving the City and larger region.

In recent years, Downtown Stamford has experienced significant development activity. New high-rise residential buildings have transformed the City's skyline. Other major projects include the planned expansion of the UCONN campus, additional residential development and the ongoing redevelopment and expansion of Mill River Park. Over the past decade, Downtown has evolved from a 9-to-5 workplace to a vibrant mixed-use neighborhood characterized by a strong residential population and activities that attract residents, employees and visitors alike.

At the same time, Downtown continues to face significant challenges. Nearly one-quarter of its commercial and office space remains vacant. Much of Downtown was constructed during the era of urban renewal, which favored superblocks, separation of land uses and automobile traffic. Areas of disconnection and challenges to pedestrian connectivity are a legacy of this development pattern. In order to build on its strengths and make Downtown more walkable, transit-oriented and pedestrian-scaled, this Master Plan calls for a growth management strategy that:

- Promotes a mixed-use, transit-oriented Downtown
- Makes Downtown Stamford more pedestrian-friendly
- Strengthens connections among the Downtown, the Stamford Transportation Center and the South End
- Promotes economic development in the Downtown by attracting and retaining office, residential and mixed-use development

### *South End*

The most notable land use changes that have occurred in Stamford since the last Master Plan was published in 2002 have been in the South End. Once characterized by robust manufacturing and maritime industries, interspersed with smaller residential streets, this waterfront neighborhood has seen dramatic transformation with new residential, commercial and office development on former industrial sites.

Despite the financial crisis of 2008 and the ensuing economic recession, there has been significant planning and development activity in the South End, with more development in the pipeline. At the same time, amid this significant transformation, numerous industrial and manufacturing businesses remain active, and a long-standing resident population remains intact. One of the key land use challenges that the South End will face over the next 10 years will be to preserve and protect older

residential areas while continuing to encourage the responsible revitalization and re-purposing of the neighborhood's vacant and underutilized land.

#### *Cove and East Side*

The Cove and East Side neighborhoods are located in the southeast corner of Stamford, generally bounded to the north by the Glenbrook neighborhood and to the west, south and east by water. East Main Street (U.S. Route 1) traverses through the East Side neighborhood and is a key gateway into Stamford. The neighborhoods are characterized by a wide range of uses. The housing stock is diverse and includes low-density single-family residences as well as higher-density multifamily homes. A large, continuous tract of active commercial and industrial uses abuts the New Haven rail line along Myrtle Avenue, continuing south along the Stamford Canal.

In recent years, several notable development projects have come to the Cove and East Side neighborhoods, and other key planning initiatives are underway. The Stamford East Main Street Transit Node Feasibility Study is examining opportunities to generate transit-oriented development and to build an intermodal transit facility in the vicinity of the intersection of East Main Street and the planned and funded Phase 2-Stamford Urban Transitway. Phase 2 of the Urban Transitway would provide a direct connection to the Stamford Transportation Center from East Main Street. The future transit facility may include a new bus station, a corporate shuttle drop-off area, accommodations for bicyclists and pedestrians and taxi waiting area. In the long-term, a rail station may be possible as a New Canaan branch station, if initial bus ridership warrants it.

#### *Glenbrook and Springdale*

Located northeast of Downtown along Metro-North's New Canaan line, Glenbrook and Springdale are two of Stamford's more dense and compact neighborhoods, and are comprised of a diverse mix of land uses. Springdale is largely defined by single-family homes, whereas Glenbrook contains a significant number of apartments and condominiums. A substantial portion of the City's industrially zoned land is concentrated along the rail lines that run through these neighborhoods; however, much of the industrial space is now occupied by service or office uses. Hope Street is considered Springdale's "Main Street" and is characterized by a healthy mix of retail stores, restaurants, personal services and other neighborhood businesses serving the local population. Glenbrook's commercial district is concentrated around the train station on Glenbrook Road and Crescent Street. Both neighborhoods are stable and largely built out, although future mixed-use infill opportunities exist around both train stations.

The neighborhoods' vision for its future, as discussed in the 2002 Master Plan and in subsequent neighborhood plans completed in 2006, is to protect neighborhood stability, while providing for redevelopment opportunity. Particular priority has been placed on creating "village centers" at the Glenbrook and Springdale train stations. The 2006 neighborhood plans set forth a vision for walkable and mixed-use transit-oriented infill development within a compact area around the two stations. The plans also envision a reinforced "main street" fabric, with residential units over ground-floor retail or office space. To further these goals, the City established a Village Commercial zoning district in 2009 in Glenbrook and Springdale, and has also undertaken a Transit-Oriented Development (TOD) Feasibility

Study for both neighborhoods that will provide the necessary analyses, recommendations and conceptual designs for the two proposed TOD districts.

### *West Side*

The West Side neighborhood is generally bounded by West Broad Street and Palmer Hill Road to the north, Mill River Park to the east, I-95 to the south and the Stamford City line to the west. It is one of the City's oldest developed areas and one of the most diverse in terms of both land use and people. West Broad Street, Stillwater Avenue and West Main Street (U.S. Route 1) are the neighborhood's main thoroughfares and stitch together the variety of land uses that form its overall urban fabric. Key institutions in the West Side include Stamford Hospital, Cytec Industries and the Connecticut Film Center.

Several revitalization initiatives in the West Side have resulted in notable improvements to the neighborhood's physical landscape and the quality-of-life of its residents. The recently completed Fairgate mixed-income housing development, located on Fairfield and Stillwater Avenues on the site of the former Fairfield Court public housing development, is an example of successful revitalization efforts in the neighborhood. Developed by Charter Oak Communities, which functions as both a community development organization and the City's public housing authority, Fairgate consists of 90 residential units and a community center. A total of 60 percent of the units are affordable to low- and moderate-income households; 40 percent of the units are market-rate.

Following on this successful project, Charter Oak has partnered with Stamford Hospital to launch the new Vita Health and Wellness District in connection with the planned expansion of the hospital. The hospital has been working with Charter Oak to better connect to the community, improve the health of neighborhood residents and increase access to health care services. This effort includes an urban agricultural center growing produce for the local community, as well as the Fairgate Community Health Center, which provides non-urgent primary health-care services for low-income residents. Another signature project on the West Side is the revitalization of Vidal Court, a physically obsolete, State-assisted public housing complex. Charter Oak is working to transform Vidal Court into a stable, economically balanced community that is physically and socially integrated into the neighborhood.

Despite these significant accomplishments, the West Side faces several challenges. A number of streets, street lights, sidewalks and other infrastructure remain in a state of disrepair. Traffic congestion, particularly along Stillwater Avenue, is high. And incompatible land uses, such as residential properties located in close proximity to industrial uses, impair quality-of-life in the neighborhood. To address these challenges, the City has undertaken two studies: the West Side Neighborhood Plan, completed in 2014, and the West Side Transportation Study, in progress, which will provide the necessary analysis, recommendations and conceptual designs to revitalize the West Side neighborhood in the next 10 years.

## **B. Zoning**

As a Special Act community, governed by a local Charter, Stamford is unique in that its planning and zoning procedures are established according to the City's Charter, rather than by State statute as in other communities. Stamford has 38 zoning classifications: seven residential districts, nine commercial districts, two industrial districts, 19 design districts and a park district, as shown in Figure 6.

### **Residential Districts**

The RA-1, RA-2 and RA-3 zones are the City's very low-density residential districts. These districts allow for single-family residential development on large lots – one, two and three acres, respectively – in a rural setting. Certain other uses such as public schools, family day-care homes and public libraries are also permitted as-of-right or by special exception permit subject to conditions. It is intended that all uses permitted in these districts be compatible with the character of the City's low-density residential areas, consistent with local street characteristics and sensitive to the protection of private water and sewer facilities where public facilities are unavailable. North Stamford is almost entirely mapped RA-1, RA-2 and RA-3. These districts are also mapped in the residential neighborhoods of Westover and Newfield and a portion of Cove and East Side's waterfront.

The R-20, R-10 and R-7½ zones are low- to medium-density, single-family residential districts. Like the three RA districts, the purpose of these districts is to protect low-density residential areas. However, the required minimum lot sizes are much smaller: 7,500 square feet for R-7½, 10,000 square feet for R-10 and 20,000 square feet for R-20. Most of Turn-of-River is mapped R-20 and R-10. Significant portions of Springdale, Belltown and Glenbrook are zoned for R-10 or R-7½. Portions of the Cove, East Side, Shippan, Waterside and West Side neighborhoods are also mapped R-20, R-10 or R-7½. The R-6 zone allows for one- and two-family detached dwellings on separate lots. A relatively small portion of Stamford's land area is mapped R-6.

Stamford's four multifamily residential zones – R-H, R-5, R-MF and RM-1 – allow for multifamily structures such as apartment buildings, condominium complexes and public housing facilities. These districts are primarily mapped in the West Side, Waterside Cove, East Side, Glenbrook and Springdale neighborhoods, as well as portions of the Downtown and South End.

The Mixed-Use Development District (MX-D) is reserved for the Downtown and areas immediately surrounding the Downtown, and is intended to contribute to the vitality of this commercial core by promoting mixed residential and commercial development and provide a superior living, working and recreational environment for residents and employees. The minimum lot size for the MX-D district is two acres (87,120 square feet); building heights can reach up to 150 feet. See Section 9.AAA of the Stamford Zoning Code for the full description of requirements.

Table 11, below summarizes the full schedule of building area, height, bulk requirements for the City's residential districts.



**Table 11: Summary of Requirements for Area, Height and Bulk of Residential Zones**

Zoning District	Minimum Size of Plot		Residential Density		Maximum Building Height		Maximum Building Area
	Area (sf)	Frontage (ft)	Square Foot Per Family	Maximum Families Per Plot	Stories	Feet	% of Lot
<b>RA-3</b>	130,680	200	130,680	1	3	35	10
<b>RA-2</b>	87,120	200	87,120	1	3	35	10
<b>RA-1</b>	43,560	125	43,560	1	3	35	15
<b>R-20</b>	20,000	100	20,000	1	2 ½	30	15
<b>R-10</b>	10,000	75	10,000	1	2 ½	30	20
<b>R-7½</b>	7,500	60	7,500	1	2 ½	30	25
<b>R-6</b>	5,000	50	-	1			25
	6,000	50	-	2			25
<b>RM-1</b>	5,000	50	3,750	-	2 ½	30	25
<b>R-5</b>	5,000	50	-	1	2 ½	30	30
	6,000	50	-	2	2 ½	30	30
	9,000	60	-	9	3	40	30
	30,000	150	2,500	-	3	40	30
<b>RM-F</b>	5,000	50	2,000	-	4	40	30
	20,000	100	1,500	-	4	40	35
<b>R-H</b>	5,000	50	2,000	-	4	40	30
	20,000	100	1,250	-	4	40	35
	43,560	150	725	-	-	110	35

Source: City of Stamford

### Commercial Districts

Stamford has nine commercial districts that are differentiated by density and use. The largest commercial district in terms of land area is the Central City North (CC-N) zone, which is the primary district governing the Downtown area. The CC-N and Central City South (CC-S) districts allow higher-density commercial and residential development. The City also recently established the Transportation Center Design (TCD) District, which is intended to generate transit-oriented development around the Stamford train station. The TCD provisions allow for additional building height for developments that incorporate pedestrian-friendly design, improvements at transportation nodes and other features likely to promote public transit use.

The City's other commercial districts are largely mapped along its major thoroughfares, including West and East Main Streets (U.S. Route 1) and High Ridge and Long Ridge Roads. The areas around the Glenbrook and Springdale train stations, as well as a portion of the Stillwell Avenue corridor in the West Side, were all recently rezoned "V-C: Village Commercial" – a new district intended to foster mixed-use, pedestrian-friendly development.

### Industrial Districts

Stamford's two industrial zones provide appropriate areas for industrial uses and provide for separation between such uses and residential and other incompatible uses. The General Industrial (M-G) zone is reserved for those industries that produce nuisances such as truck traffic, smoke, dust and other

hazards. These districts are predominantly mapped along Stamford's commuter rail lines running through Waterside, South End, Cove, East Side, Glenbrook and Springdale, and along the Stamford Canal. The Light Industrial (M-L) zone allows industrial uses that have minimum off-site impact. This zone includes more stringent development and performance standards than the M-G zone. There are three M-L districts currently mapped in Stamford.

Table 12 below summarizes the full schedule of building area, height and bulk requirements for the City's commercial and industrial districts.

**Table 12: Summary of Requirements for Area, Height and Bulk of Non-Residential Zones**

Zoning District	Minimum Size of Plot		Residential Density	Floor Area Ratio (FAR)*	Maximum Building Height	
	Area (sf)	Frontage (ft)	Square Foot Per Family		Stories	Feet
<b>C-N</b>	5,000	50	2,500	0.3	2	25
<b>C-B</b>	5,000	50	2,000	0.5	4	50
<b>C-S</b>	5,000	50	2,000	-	3	40
<b>C-L</b>	4,000	40	1,250	1.0	4	45
<b>C-I</b>	4,000	40	1,250	1.2	5	55
<b>C-G</b>	4,000	40	1,000	1.8	-	100
<b>CC-N</b>	4,000	40	450	2.0	-	-
<b>CC-S</b>	4,000	40	-	2.0	-	-
<b>M-L</b>	4,000	40	-	1.0	4	50
<b>M-G</b>	4,000	40	-	1.0	4	50
<b>CW-D</b>	4,000	40	-	1.0	4	50

\*Floor Area Ratio (FAR) is a regulatory device used to measure and control intensity of development on a particular lot. The total lot area is multiplied by the FAR to determine the maximum amount of floor area that can be built on the lot. For example, an FAR of 0.3 assigned to a 10,000 square foot lot would allow for a building no larger than 3,000 square feet.

### Designed Districts

Beginning in the 1950s, Stamford's charter authorized the creation of zoning designed districts, which allowed the City to begin expanding beyond its use of more traditional zoning tools. Designed Districts were established to provide regulatory controls and development incentives in connection with specific conditions in targeted areas. Through these Designed Districts, the City has been able to achieve multiple project and community development goals while attracting developments with enhanced building and site plans, strengthened pedestrian connections, increased landscaping and open space, improved streetscapes and residential amenity spaces, and expanded affordable housing opportunities.

Provisions for each of the City's 19 current Designed Districts are found in Article III: Section 9 of the Zoning Code. Stamford has created multiple Designed Districts to promote appropriate residential, commercial, industrial and mixed-use developments to address unique circumstances, such as:



- Multi-family residential districts, for example: the P-D Planned Development District, R-D Designed Residential District, R-H Multiple Family, High Density Design District, and R-MF Multiple Family Residence Design Districts. These districts provide careful review of site plans and architectural designs for development at a range of densities, subject to notification of surrounding property owners and a public hearing.
- Commercial districts, for example: the C-D Designed Commercial District and the CSC-D Community Shopping Center District, which was designed to promote the reconfiguration and modernization of large Shopping Centers in the City.
- Industrial Districts, for example: the M-D Designed Industrial District, the IP-D Designed Industrial Park District, and the HT-D Designed High-Technology District.
- Mixed-Use Districts, for example: the TCD-D Transportation Center Designed District, MR-D Mill River Design District, MX-D Mixed Use Designed District, DW-D Designed Waterfront District, and the SRD-N and SRD-S South End Redevelopment Districts that guide the development of the Harbor Point and Yale & Towne areas of the South End.

In addition to an array of special purpose designed districts, the City was able to use other creative techniques to promote strong development designs over the past decades. Such techniques include the ARD Architectural Review Overlay District, incentive commercial zoning to provide bonus floor and height to secure desired public amenities, and districts in which development is controlled by Special Exception, including the V-C Village Commercial district and the CW-D Coastal Water Dependent district.

## **2.3 COMMUNITY FACILITIES AND SERVICES**

### **A. Introduction**

Municipal facilities are physical aspects of local government that include land, buildings and major equipment. These facilities include such government functions as education, public works, police and fire protection, recreation and libraries. The location, capacity and quality of municipal facilities, and the services they provide, are key considerations because they can direct and shape private development, help stabilize neighborhoods and enhance community character and quality-of-life.

### **B. Government Center**

Stamford's governmental administration is based at the Government Center at 888 Washington Boulevard. Nearly all City departments and services are housed at the Government Center, with the exception of Animal Care and Control Shelter, Road Maintenance and the Water Pollution Control Authority.

### **C. Board of Representatives**

Stamford's Board of Representatives is composed of 40 elected volunteers. The City has 20 districts, and each district has two representatives. Members serve four-year terms, concurrent with the Mayor's term. The Board of Representatives is led by a President and a Clerk of the Board, both of whom are elected by the entire Board membership. The Majority and Minority Leaders, two Deputy Majority leaders and two Deputy Minority leaders are also comprise the Board's leadership.

The Board of Representatives has the following powers, among others:

- Enact ordinances for the government of the City, for the preservation of good order, peace and health, for the welfare and safety of its inhabitants and the protection and security of their property (legislative process)
- Adopt the submitted capital and operating budgets of the City, the WPCA, and the Board of Education (budget process)
- Approve submitted supplemental capital and operating budget requests (fiscal process);
- Fill vacancies in elected offices (appointments process)
- Approve the appointment of City Directors, the Director of Health, the Police Chief and the Fire and Rescue Chief
- Approve leases, sales, and purchases of City owned property.

#### **D. Board of Finance**

Established and governed by the City of Stamford Charter, the Board of Finance is authorized with specific powers and duties related to the fiscal policies. The Board is composed of six members who hold office for a four-year term. Board members are elected by Stamford voters in citywide elections for staggered terms; half of the membership is elected at each biennial municipal election.

#### **E. Land Use Boards**

##### **Planning Board**

The primary responsibility of the Planning Board is to plan and coordinate the development of Stamford in accordance with the adopted Master Plan. The board prepares, adopts and amends the Master Plan; adopts and amends the Subdivision Regulations; reviews and acts on subdivision applications; prepares the Capital Budget and Capital Program; reviews and acts on referrals from the Zoning Board and Zoning Board of Appeals; and prepares and adopts neighborhood plans.

##### **Zoning Board**

This board is responsible for adopting, amending and implementing the City's zoning regulations, including the zoning map. It also has approval authority for site and architectural plans in design districts. In addition, the Zoning Board is responsible for appointing a Zoning Enforcement Officer.

##### **Zoning Board of Appeals**

The main function of the Zoning Board of Appeals is to consider variances of the zoning regulations where there is an unusual hardship with the land. In addition, it is responsible for considering special exception cases (uses of property that are permitted under the zoning regulations but subject to additional review). The Zoning Board of Appeals also rules on appeals from the decisions of the Zoning Enforcement Officer. When a variance of special exception application concerns property in the Coastal Area Management Area, the Board conducts a preliminary coastal site plan review on the matter.

##### **Environmental Protection Board**

This board is authorized by ordinance to act as the Inland Wetlands Agency, the Conservation Commission, the Flood and Erosion Control Board and the Aquifer Protection Agency for the City. In addition to this regulatory role, the Board has an advisory function to the other land use boards and to other City agencies, elected officials, developers and residents. The Environmental Protection Board also provides public educational programs and collects data on key environmental resources in Stamford.

##### **Harbor Management Commission**

This commission regulates and monitors waterfront development, encourages the retention of waterfront industries and promotes recreational uses in all parts of Stamford Harbor.

## **F. Police and Fire**

### **Police**

The Stamford Police Department headquarters is at 805 Bedford Street. The department is composed of four Police Districts and several specialty units. Examples of the specialty units that contribute to the Department's patrol, investigative and narcotics and organized crime units include the Special Victims Unit (SVU), the Internet Crimes Against Children Task Force (ICAC), the Collision Analysis and Reconstruction Squad (CARS), the Canine Unit, the Motorcycle Unit, the Marine Division, the Neighborhood Impact Unit, a female juvenile Police Commission and a Youth Mentoring Detail which includes summer camps and basketball leagues.

Over the years, the Stamford Police Department has enhanced its capacity by adding several specialty units and acquiring tactical and technological equipment. The department is attempting to expand its forensics capabilities as well as implement advanced tactical training to maintain and enhance safety and security.

### **Fire**

Fire protection in the City of Stamford is a dual level of service system based on the former boundaries comprising the Town of Stamford and City of Stamford.

The Stamford Fire & Rescue Department is a full career department with 238 employees, including staff and support personnel, currently operating from six fire stations with seven engines, three trucks and one rescue company. The department's management staff consists of the Fire Chief, two Assistant Fire Chiefs and a support staff which includes an administrative assistant and an account clerk. Personnel from every rank in the department are involved in special projects to help the department reach its goals and objectives and to better serve the public.

Beyond the routine firefighter and officer certifications, the department's personnel are certified in Haz Mat Operations and Technician levels, Emergency Medical Technician, SCUBA, Confined Space and Trench Rescue, High-Angle Rescue and many other skills, including medical first responder with automatic heart defibrillation capabilities.

In November 2012, Stamford voters voted to approve a Charter revision referendum that consolidates the volunteer and paid firefighters, effectively establishing a unified fire department led by the chief of the Stamford Fire Department. The City and the three volunteer departments are currently operating under an Interim Consent Order while the specifics of the consolidation are carried out.

### **Emergency Medical Services (EMS)**

Stamford EMS is a non-profit organization providing medical services for the City, including pre-hospital emergency care and ambulance transport. It is accredited by the national Commission on the Accreditation of Ambulance Services (CAAS), and the staff is comprised of trained career and volunteer personnel.

## **G. Public Schools**

Stamford Public Schools (SPS) comprises 20 schools, including six magnet and two International Baccalaureate schools. SPS has a total of 12 elementary schools, five middle schools and three high schools. See Table 13, below. In addition, J.M. Wright Technical High School, a technical high school operated by the State, is located within Scalzi Park. The school's operations were suspended in 2009, but the facility is scheduled to re-open in the fall of 2014 after a significant renovation.

### **Strategic District Improvement Plan (SDIP)**

The Strategic District Improvement Plan (SDIP) is the Stamford Public Schools three-year improvement plan for the 2009-10, 2010-11 and 2011-12 school years. The SDIP reinforces the Board of Education's five goals and categorizes its work into four areas:

- Curriculum, Instruction & Assessment
- De-Tracking/Instructional Grouping
- Professional Learning Communities and Data Teams
- School Culture

The SDIP sets measurable targets to increase student achievement on the CT Mastery Tests (CMT) in grades 3-8 and CT Academic Performance Test (CAPT) in grade 10 and to decrease achievement gaps. The SDIP also lays out action steps for each area and includes results indicators for adult actions and student outcomes to be tracked at regular intervals.

### **School Enrollment**

According to the 2013 Student Enrollment Report, there were 16,069 students enrolled district-wide as of October 1, 2013, an increase of 128 students from the prior-year enrollment of 15,941 students. Enrollment changes by level are shown in Table 13.

**Table 13: Stamford Public Schools - Student Enrollment Totals**

<b>Level</b>	<b>2012</b>	<b>2013</b>	<b>Difference</b>
Elementary	7,762	7826	+64
Middle	3,258	3318	+60
High	4,674	4672	-2
ARTS	104	106	+2
Outplaced	143	147	+4
<b>Total</b>	<b>15,941</b>	<b>16,069</b>	<b>+128</b>

*Source: Stamford Public Schools Enrollment Report, October 1, 2013*

According to a recent enrollment and capacity study conducted by Milone & MacBroom on behalf of SPS, between 2006 and 2012, some 2,600 new housing units were constructed in Stamford. From these new units, approximately 390 students reported to kindergarten in 2012. Since 2010, more than 1,000 additional students overall have been added to the public school district. In terms of capacity, the study

found that, of the 12 elementary schools citywide, eight are at or above 95 percent capacity, and four elementary schools exceed maximum capacity.

**Table 14: Enrollment and Capacity - Elementary Schools in Stamford, 2013-2014**

School	Enrollment	Capacity	
		Number	Percent
Davenport	558	567	98.4%
Hart	607	609	99.7%
K.T. Murphy	526	567	92.8%
Newfield	706	651	108.4%
Northeast	663	756	87.7%
Rogers	804	798	100.8%
Roxbury	646	651	99.2%
Springdale	708	609	116.0%
Stark	621	609	102.0%
Stillmeadow	692	756	91.5%
Toquam	683	714	95.7%
Westover	689	840	82.0%
<b>Total</b>	<b>7,903</b>	--	--

*Source: Milone & MacBroom, 2013*

The enrollment and capacity study sets forth short-term recommendations directed at mitigating the capacity issues within the school system. These include:

- Add two kindergartens to Westover School
- Add one kindergarten to Hart School
- Add one kindergarten to Toquam School
- Invite 75 fifth graders to Scofield by choice
- Invite 100 fifth graders to Rippowam by choice.

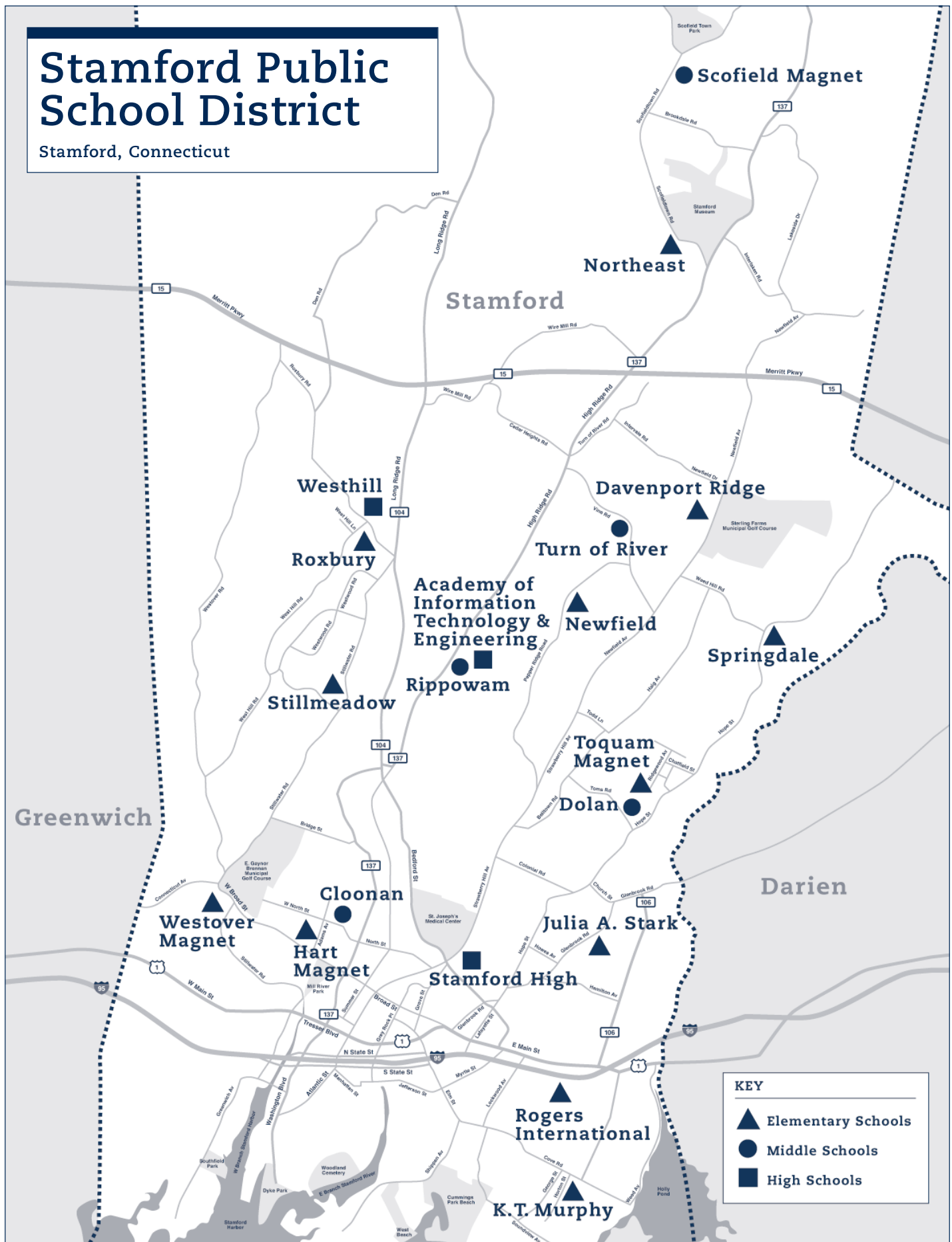
SPS has also identified several long-term actions for absorbing an increasing student body, including:

- Expansion of an existing school(s) or construction of a new school(s)
- Creating a K-8 magnet school or a K-5 and 6-8 magnet school on the same site
- Phasing out portable classrooms
- Creating space equity at all elementary schools.

Continued increases in enrollment levels will affect staffing levels in addition to physical space. In 2012, SPS hired 20 new teachers to address enrollment increases from the previous year. Looking ahead, the City and the Connecticut State Department of Education should continue working with SPS to ensure that sufficient resources are in place for any additional staff necessary.

# Stamford Public School District

Stamford, Connecticut



## **H. The Ferguson Library System**

The Main Library of the Ferguson Library is located at 1 Public Library Plaza in the heart of Downtown Stamford. It is housed in a 1909 building that recently underwent a full renovation, funded mainly with capital grants from the City and additional support from the State and other sources. The collections in this facility are extensive and serve as the backbone of the whole system.

The Main Library's third-floor computer lab provides programs for English language learners and computer and Internet training classes. The third-floor auditorium is a regular venue for films, author visits and other programs, and features art exhibits curated by the Stamford Art Association. The Friends of Ferguson operates a used bookshop on the first floor of the Library. Also located on the first floor is a Starbucks Coffee shop.

Ferguson Library is supplemented by three branch locations: Harry Bennett, Weed Memorial and Hollander and South End. Operations of the Ferguson Library system are overseen by a Board of Trustees composed of four officers and six members.

## **I. Senior Services**

Stamford's senior services are provided at a municipal level through the Department of Health and Social Services' Social Services Division. In addition to services such as case management, assistance in understanding Medicare and a renter's rebate program, the Division provides information about a range of senior transportation services, including the Stamford Senior Transportation (SST) and Easy Access programs, both operated by Norwalk Transit.

In addition, the Stamford Senior Center, located on the second floor of the City's Government Center, is a not-for-profit organization providing programming for Stamford residents aged 50 and older. Senior Services of Stamford is a private, not-for-profit agency providing services including financial assistance, counseling and transportation to the over-60 population of the City.

As discussed, Stamford's senior population (aged 65 years and older) has declined since 2000, in contrast to both the state and Fairfield County. In addition, although the population between the ages of 45 and 65 increased by approximately 13% between 2000 and 2012, it actually decreased by about 6.4% from 2010 to 2012. Although these trends suggest that Stamford's senior population will continue to decrease in size, the need for senior services will continue, and the City will need to keep exploring ways to provide these services in an effective and cost-efficient manner.



## **J. Local Government Finances**

Over the past six years, from FY 2006-07 to FY 2012-13, the General Fund of Stamford's municipal budget has increased by 24 percent to \$480 million in revenues at present, while the Capital Budget has decreased by 29 percent to \$57 million in FY 2012-13. An additional \$131 million in revenues are collected for seven special funds. Proposed fund revenues for FY 2013-14 would raise General Fund resources to \$495.8 million and Special Funds to \$139.2 million, while expenditures of the Capital Budget would decline further, to \$41.5 million.

Property taxes currently account for \$427.3 million in revenues based upon an average mill rate of \$17.79 per \$1,000 of real property value. The revaluation of FY 2008-09 established assessed value on the full value of real property which currently stands at \$22.4 billion in Stamford of a grand list totaling \$24.3 billion. Included in the grand list, personal property and autos are taxed at rates of \$17.89 and \$26.50 per \$1,000 of full value.

Expenditures on education account for the largest single component of the Stamford municipal budget. In FY 2012-13, Stamford Public Schools expended \$236.7 million on an Operating Budget for 15,941 enrolled students and 1,945 employees. With a 3.9 percent increase proposed for FY 2013-14, the Operating Budget will increase to \$245.9 million, as enrollment grows by 1.9 percent to 16,251 enrolled students and employment expands by 2.4 percent to 1,991 teachers and administrators. Coupled with a Grants Budget of \$22.5 million, the total system budget for Stamford Public Schools will amount to \$268.4 million in FY 2013-14.

Public Safety is the second-largest budget component, amounting to more than \$100 million in expenditures since FY 2010-11. Debt Service is significant, accounting for the third-largest component since FY 2009-10, when it was last lower than Capital Outlays. Expressed as a percentage of the budget's non-capital spending, it represents nearly 9 percent of total expenditures. Total debt has, however, declined in recent years to roughly \$850 million and comprises about 30 percent of the legal debt limit.

## **K. Conclusion**

The above discussion of community services is not intended as a comprehensive inventory of all municipal facilities and services in Stamford. Services not discussed in this section may nonetheless have significant impact on residents' quality-of-life and impression of the City as a whole, and may face needs that should be addressed in the next 10 years. For example, the City will determine a suitable location for a new animal shelter, and build a shelter that accommodates the current and anticipated future needs of Stamford. The current facility, located on Magee Avenue in Shippan, is a 1960s-era, cinderblock building that is inadequate to meet the City's needs.

The City should continue to monitor the needs of its various departments and services to determine whether changes in capacity or policy are needed to address demographic shifts and changes to the City's development pattern. Specific functions that may be affected by these changes include, but are not limited to, public safety (police and fire), schools, libraries and senior services.

